



Board of Works

Andy Cook
John Hart
Mark Heirbrandt

Clerk Treasurer

Cindy J. Gossard

February 22, 2011

Stoeppelwerth & Associates, Inc.
Attn: Mr. Brian K. Robinson
7965 E. 106th Street
Fishers, Indiana 46038

RE: StorAmerica Development Plan Review

Dear Mr. Robinson:

The Westfield Public Works Department (WPWD) has reviewed the Development plan for StorAmerica and offers the following comments.

General

1. I have attached the original plans with our comments. Please provide one (1) set of revised plans showing our comments and revisions **along with our original marked-up set.**
2. The review checklist attached shows the deficient areas that need correction. Any item in green is acceptable. Any item in blue is not applicable. Any item in red/orange needs to be addressed.
3. Please provide 110% performance bonds for all public infrastructures. The bond application forms are attached and the bonds must be executed before any construction commences.
4. Please provide an electronic file of this project and note our digital as-built requirements.
5. Please note additional comments may be warranted at a later date.
6. Please provide construction plans that have been stamped "Approval Pending-Not for Construction".
7. Please change the word "Town" to the word "City" when referring to Westfield.
8. Please change all the phone numbers from 317-896-5452 to 317-804-3146 in the construction plans.

Public Works Department

(317) 804-3100 office
(317) 804-3190 fax

2706 East 171st Street
Westfield, IN 46074
westfield.in.gov

Water

1. Please add a vault with a double check valve in it to separate public water mains from private water mains. The location is shown on the plans.
2. Please eliminate the current location of the domestic line. Show the domestic line coming through the water vault.
3. Please indicate the domestic water line size and material.
4. Please change all 90 degree bends to be shown as two 45 degree bends.
5. Please add an 8" valve south of the fire hydrant between Building I and Building F.
6. Please add an 8" valve south of the fire hydrant between Building G and Building D
7. Please correct the water main pipe run distances on sheet C700.
8. Please provide at least 10 feet of horizontal separation between all water, sanitary, and storm pipe.
9. Please add a note to the plans stating that all proposed road crossings must be fully backfilled with a granular material.
10. Please add a note to the plans stating that all private fire hydrants shall be painted with 2-coats of MAB, "Caution Yellow (7077)".
11. Please remove notes #7 and #8 from the water main notes on sheet C700.
12. Please add detail Standard Fire Service and Meter Vault.
13. Please add a note to the plans stating that all fire hydrants must be delivered on site from the manufacturer in the correct color.

Sanitary Sewer

1. Please add detail Type #2 Cleanout
2. Please show air relief valve structure placement on force main plan
3. Please provide the type of material being used for the force main.
4. Please add note to the plans stating "No Doghouse Manholes".
5. Please add a note to the plans stating that tracer wire on the force main is to be brought up every 400' for locating purposes and show the locations on the force main plan.

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Storm Sewer

1. Please provide all the most current storm details.
2. Please add detail Standard Storm Manhole.
3. Please provide a flood routing for the pond.
4. Please provide SSD riser locations at beginning, connections, and every 300'.
5. Please add detail Subsurface Drain (SSD) Riser.
6. Please provide an acceptable outlet for the pond.
6. Please add a note to the plans stating that debris guards are to be installed on all open ended outlets.

Erosion Control

1. Please wrap the entire construction limits with silt fence.
2. Please add detail for below grade drop inlet protection.
3. "Temporary "Coconut Fiber Mats" are not to be used as inlet protection.
4. Please remove all notes in plans stating that the trench area shall be seeded and mulched immediately following the installation of each utility.
5. Please remove all notes in plans stating that swales shall be seeded and mulched immediately upon completion.
6. Please add erosion control blankets to all swales.
7. Please add erosion control blankets to all pond banks.
8. Please remove the section detailing curb inlet protection mats from sheet C309.
9. Please use all Westfield Standard details for the erosion control.
10. Please add detail installation of erosion control blanket.
11. Please change the use of #53 stone to #2 stone for the fueling and maintenance area on Sheet C310.
12. Please remove the note on the construction entrance detail stating that top dress with INDOT CA No. 53 Aggregate (optional).
13. Please indicate on the construction plans the stockpile locations.

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Thank you for your time and consideration of the concerns of the Westfield Department of Public Works associated with this project. We look forward to working with you in bringing this project to completion. If you have any questions or concerns regarding the information contained in this letter, please contact the WPWD office by telephone at 317-804-3100.

Sincerely,

Michael Morgan
Department of Public Works
City of Westfield
mmorgan@westfield.in.gov

Public Works Department

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HAMILTON COUNTY

HIGHWAY DEPARTMENT

February 23, 2011

Ronda Shrewsbury
Real America Development, LLC
111 North Rangeline Road
Carmel, IN 46032

RE: StorAmerica / 4420 E 146th
Traffic Operations Analysis review
N of 146th Street / W of Gray Road
Washington Township

Dear Ms. Shrewsbury:

In accordance with the resolution passed by the Hamilton County Board of Commissioners, the traffic analysis must show an improvement to the Level of Service of 146th Street for any access or change of access use to be considered. The analysis, containing the required information, does not show an improvement to the Level of Service. The access on 146th Street will not be considered as proposed.

If you have any questions or comments concerning this letter, please feel free to contact me at anytime.

Sincerely,

A handwritten signature in black ink, appearing to read "David E. Lucas". The signature is fluid and cursive, with the first name "David" being the most prominent.

David E. Lucas
Staff Engineer

DL:dl
02-23-11.a

Cc: Brad Davis – Highway Director
Jim Neal – County Engineer
R. Matt Brown – A&F Engineering
Steven Hardin – Baker & Daniels
Kevin Todd – City of Westfield

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1700 South 10th Street
Noblesville, In. 46060

www.hamiltoncounty.in.gov

Office (317) 773-7770
Fax (317) 776-9814



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

February 18, 2011

Stoeppelwerth & Associates, Inc.
ATTN: Brian Robinson
7965 East 106th Street
Fishers, IN 46038
VIA E-MAIL: brobinson@Stoeppelwerth.com

RE: StorAmerica

Dear Mr. Robinson:

We have reviewed the construction plans submitted to the Hamilton County Surveyor's Office on January 26, 2011, for this project and have the following comments:

1. The proposed project falls in the incorporated area and MS4 jurisdiction of the City of Westfield.
2. The proposed project falls in the U.G. Mitchner Regulated Drain Watershed.
3. This proposed project DOES NOT fall within a Westfield Wellhead Protection Zone.
4. Based on the exhibits from the e-mail dated 2-18-11, in reference to the offsite outlet path, the originally proposed outlet (Str. 101 to 100) needs to be removed so 2 outlet points do not exist.
5. Once the final onsite storm sewer design issues are resolved with Westfield Public Works and the offsite easement issue is finalized, please submit a final copy of the construction plans and the recorded easement agreement to this office.
6. Based on the submitted drainage calculations, the project meets the allowable discharge and the outlet permit appears to be correct. Once all other plan review agencies comments are addressed, a final review will be completed and the permit issued, if everything is satisfactory.

7. Please note that further comments may be necessary at a later date.

Should you have any questions, I can be reached at 317-776-8495.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Hoyes". The signature is fluid and cursive, with the first name "Greg" being more prominent than the last name "Hoyes".

Greg Hoyes, AC, CFM, CPESC
Plan Reviewer

CC: Pete White – Westfield Public Works
Kevin Todd – City of Westfield
Dave Lucas – HCHD